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PROPERTY PEOPLE

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10 Broadwalk, Crawley RH10 1HQ

TO LET: TOWN CENTRE RETAIL UNIT - 590 SQ FT (46.0 SQ M) EXISTING BUSINESS/FIXTURES, FITTINGS & EQUIPMENT AVAILABLE

# LOCATION



The property is situated in a prominent trading location to the western end of Broadwalk, a busy town centre pedestrian thoroughfare and retail pitch linking the High Street with The Broadway and Queens Square and the Martlets beyond.

Located in the heart of the Gatwick Diamond, Crawley is a vibrant and growing town situated equi distant between London and Brighton with a current population of approximately 118,000, extending to over 160,000 persons within a 10kms radius.

## Description

A lock-up ground floor retail unit formerly occupied by a well established Aesthetics Beauty Salon business. The premises are fitted out for such use with the internal layout currently comprising a front reception area, 4 treatment rooms and cloakroom.

## Key Features

- Busy town centre location
- Business goodwill, fixtures/fittings and equipment available by separate negotiation. Further details on application.
- Fully fitted as Beauty & Aesthetics Salon
- Considered suitable for a variety of other uses
- New lease

## Accommodation

The approximate net internal floor area is 590 sq ft (46.0 sq m)

## Amenities

- Air conditioning installed
- 4 treatment rooms
- Fully glazed shop front

## Lease

Available on a new effectively full repairing and insuring lease on terms to be agreed.

## Rent

£29,500 per annum exclusive.

## Premium

Premium offers are invited for the benefit of goodwill, fixtures/fittings and equipment. Further information on application.

## Services

Graves Jenkins has not checked and does not accept responsibility for any of the services within this property and would suggest that any in-going tenant or occupier satisfies themselves in this regard.

## EPC

To be provided

## Business Rates

Rateable Value: £18,250

Rates Payable: £9,106.75 (2025/26)

Interested parties are advised to contact Crawley Borough Council  
Tel: 01293 438000 or [www.crawley.gov.uk](http://www.crawley.gov.uk) to verify this information.

## VAT

VAT will not be payable. (TBC)

## Legal Fees

Each party to bear their own legal costs involved in the transaction.

## AML

The proposed tenant will be required to satisfy all Anti Money Laundering requirements when Heads of Terms are agreed.

## Viewing Arrangements

Strictly via prior appointment through sole Agents Graves Jenkins.







GET IN TOUCH  
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